

THE CITY OF SAN DIEGO, CALIFORNIA
MINUTES FOR REGULAR COUNCIL MEETING
OF

MONDAY, NOVEMBER 5, 1984

AT 2:00 P.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor Hedgecock at 2:09.m. The meeting was recessed by Mayor Hedgecock at 3:18 p.m. to convene as the Redevelopment Agency. The meeting was reconvened by Mayor Hedgecock at 3:44 p.m. with all Council members present. Mayor Hedgecock adjourned the meeting at 4:02 p.m. to meet in Closed Session on Tuesday, November 13, 1984, at 9:30 a.m. in the twelfth floor conference room on pending litigation.

ATTENDANCE DURING THE MEETING:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present
- Clerk-Mutascio (bb)

FILE LOCATION: MINUTES

ITEM-1: ROLL CALL

Assistant City Clerk Mutascio called the roll:

- (M) Mayor Hedgecock-present
- (1) Council Member Mitchell-present
- (2) Council Member Cleator-present
- (3) Council Member McColl-present
- (4) Council Member Jones-present
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member Murphy-present
- (8) Council Member Martinez-present

ITEM-10: INVOCATION

Invocation was given by Father Dominic of St. John

Roman Catholic Church.
FILE LOCATION: MINUTES

Nov-5-1984
ITEM-20: PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member
Cleator.
FILE LOCATION: MINUTES

ITEM-30: APPEAL TO BE HEARD NOVEMBER 20, 1984, AT 2:00 P.M.
Matter of the request of James M. Shelger for a hearing
of an appeal from the decision of the Planning
Commission in approving Planned Residential Development
Permit PRD-84-0614, amendment to PRD-172, which proposes
to revise the residential building elevations and floor
plans for portions of the remaining undeveloped lots
within this Planned Residential Development.
The subject property is located on the south side of
Pomerado Road between Avenida Magnifica and Semillon
Boulevard, in Zone R1-20000 (formerly R-1-20) (portion
HR Overlay) and within the boundaries of the Scripps
Miramar Ranch Community Plan and is more particularly
described as Scripps Hills Units 1-5, Map Numbers 9953,
9965, 10040, 10169 and 10195.
(PRD-84-0614 (old PRD-172). District-5.)

FILE LOCATION: PERM - PRD 172
COUNCIL ACTION: (Tape location: A026-064.)
MOTION BY STRUIKSMA TO GRANT HEARING OF APPEAL NOVEMBER 20,
1984, AT 2:00 P.M. Second by Martinez. Passed by the following
vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea,
Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor
Hedgecock-yea.

* ITEM-50:

Three actions relative to revisions and additions to the
San Diego Municipal Code dealing with Public Rights-of-Way
and Land Development and creation of the Centre City
Maintenance/Coordination Program:

Subitem-A: (O-85-17) ADOPTED AS ORDINANCE O-16315 (New
Series)
Amending Chapter VI, Article 2, Division 1 of the San Diego

Municipal Code by amending Sections 62.0101, 62.0102, 62.0103, 62.0104, 62.0105, 62.0106, 62.0107, 62.0108, 62.0109, 62.0110, 62.0111 and 62.0112; and by adding Section 62.0115; and by repealing Section 62.0113, relating to Public Rights-of-Way and Land Development.
(Introduced on 10/23/84. Council voted 8-0. District 2 not present.)

Subitem-B: (0-85-18 Rev.) ADOPTED AS ORDINANCE O-16316
(New Series)

Amending Chapter VI, Chapter 2, Division 2 of the San Diego Municipal Code by amending Sections 62.0201, 62.0202, 62.0203, 62.0204, 62.0205, 62.0206, 62.0207, 62.0208, relating to Public Improvements and Public Rights-of-Way.
(Introduced as amended on 10/23/84. Council voted 8-0. District 2 not present.)

Subitem-C: (0-85-19) ADOPTED AS ORDINANCE O-16317 (New Series)

Amending Chapter VI, Article 2, Division 3 of the San Diego Municipal Code by amending Sections 62.0301, 62.0302, 62.0303 and 62.0304, relating to Encroachments on Public Rights-of-Way or Public Property.
(Introduced on 10/23/84. Council voted 8-0. District 2 not present.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A076-082.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-51: (O-85-56) ADOPTED AS ORDINANCE O-16318 (New Series)

Amending Chapter X, Article 1, Division 2, of the San Diego Municipal Code, by adding Section 101.0245, relating to Recordation of Variances, Permits or Entitlements.
(Introduced on 10/22/84. Council voted 8-0. District 8 not present.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A076-082.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-52: (O-85-52) ADOPTED AS ORDINANCE O-16319 (New Series)

Incorporating portions of Sections 34 and 35, Township 18 South, Range 2 West, SBBM (a 10-acre site), located south of the intersection of San Ysidro Boulevard and Howard Avenue and north of I-5, into Zone R-3000.

(Case-84-0481. San Ysidro Community Area. District-8. Introduced on 10/23/84. Council voted 7-0. Districts 1 and 2 not present.)

FILE LOCATION: ZONE - ORD NO.

COUNCIL ACTION: (Tape location: A076-082.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-53: (O-85-57) ADOPTED AS ORDINANCE O-16320 (New Series)

Amending Ordinance O-16214 (New Series), as amended, entitled "An Ordinance Establishing a Schedule of Compensation for Officers and Employees of the City of San Diego for the Fiscal Year 1984-85" by amending exhibits A and B thereto to create the new classification of Telecommunications Systems Manager and establish a schedule of compensation therefore.

(Introduced on 10/22/84. Council voted 8-0. District 8 not present.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A076-082.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-54: (O-85-1) INTRODUCED, TO BE ADOPTED NOVEMBER 19, 1984

Introduction of an Ordinance amending Chapter II, Article 6, of the San Diego Municipal Code, by amending Section 26.02, relating to the Historical Site Board, to require written notice to the property owners before property is designated as an historic site.

(See Planning Department Report PDR-84-553.)

COMMITTEE ACTION: Reviewed by PFR on 10/17/84. Recommendation to introduce the Ordinance. Districts 1, 2, 3, and 7 voted yea. District 4 not present.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A083-086.)

CONSENT MOTION BY MURPHY TO INTRODUCE. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-55: (O-85-61) INTRODUCED, TO BE ADOPTED NOVEMBER 19, 1984

Introduction of an Ordinance amending Chapter X, Article 1, Divisions 2, 4, 5, 6, 8, 11, 17 and 18 of the San Diego Municipal Code, by amending Sections 101.0204, 101.0440, 101.0500, 101.0506.3, 101.0507, 101.0601.1, 101.0807, 101.1123 and 101.1801.15, adding Sections 101.0201.1 and 101.0456, and repealing Sections 101.0204.1, 101.0452.6, 101.0459, 101.0510 and 101.1700, relating to Planning and Zoning Regulations, to correct section references, delete out-of-date sections, and move sections to appropriate Divisions.

(See Planning Department memorandum dated 10/3/84.)

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A83-086.)

CONSENT MOTION BY MURPHY TO INTRODUCE. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-100: (R-85-717) ADOPTED AS RESOLUTION R-261866

Granting an extension of time to May 26, 1985 to Scripps 244, subdivider, to complete the improvements required in Scripps Westview.

(Scripps Ranch Community Area. District-5.)

CITY MANAGER REPORT: On May 26, 1981, the City entered into an agreement with Scripps 244, a California Limited Partnership, for the construction of public improvements for Scripps Westview. Approximately 30 percent of the work has been completed. The agreement expired on May 26, 1983. The subdivider has requested a time extension to May 26, 1985. It is recommended that the time extension be granted, since the incomplete improvements are not necessary to serve adjacent development or the general public. The time extension is in accordance with Council Policy 600-21.

FILE LOCATION: SUBD - Scripps Westview

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-101:

Five actions relative to the Carmel Mountain Ranch
Landscape and Lighting Maintenance District:
(Carmel Mountain Ranch Community Area. District-1.)

Subitem-A: (R-85-701) ADOPTED AS RESOLUTION R-261867

Accepting the unanimous petition of the property owners in the Carmel Mountain Ranch Community Plan Area for a landscape and lighting maintenance district; declaring that the district will be for maintenance purposes only and that the district proposes no construction of facilities at this time; initiating proceedings for the formation of said landscape and lighting maintenance district, pursuant to the Landscape Lighting act of 1972 (Section 22500, et seq., Streets and Highways Code) and the San Diego Maintenance District Procedural Ordinance of 1975 (Sections 65.0201, et seq., San Diego Municipal Code).

Subitem-B: (R-85-702) ADOPTED AS RESOLUTION R-261868

Authorizing and empowering the City Manager to accept the donation of \$2,000 from the property owners in the Carmel Mountain Ranch Community Plan Area for the formation of a lighting and landscape maintenance district; authorizing the City Auditor and Comptroller to transfer an amount not to exceed \$2,000 from Trust Fund 63021 to the Carmel Mountain Ranch Landscape Maintenance District.

Subitem-C: (R-85-703) ADOPTED AS RESOLUTION R-261869

Approving the City Engineer's report submitted in connection with the establishment of the District.

Subitem-D: (R-85-704) ADOPTED AS RESOLUTION R-261870

Adoption of a Resolution of Intention to levy and collect assessment in the District; waiving the notice to property owners and public hearing proceedings.

Subitem-E: (R-85-706) ADOPTED AS RESOLUTION R-261871

Ordering the district formed, confirming the assessment and ordering the proposed maintenance.

CITY MANAGER REPORT: In August, 1984, Council adopted the Carmel Mountain Ranch Community Plan. Included in that plan was the dedication of substantial amounts of open space and significant landscaping within public rights-of-way. The developer of the Carmel Mountain Ranch Community is requesting that a community-wide maintenance assessment district be established to provide the long term maintenance of open space, landscaping within street rights-of-way, and ornamental street lighting. A petition containing the signatures of the owners of 100 percent of the land area within the community requesting the formation of the Carmel Mountain Ranch Landscape and Lighting Maintenance District has been submitted. In an effort to streamline the formation process, the owners of all property within the proposed District have waived the property owner notice process. This allows the District to be formed at this time rather than at a subsequent date. No maintenance services will be provided during the current fiscal year, thus no assessments are proposed at this time.

FILE LOCATION: STRT - M-93

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-102: (R-85-705) ADOPTED AS RESOLUTION R-261872

Designating December 3, 1984 as the date upon which all property in the El Cajon Boulevard (54th Street to 62nd Street) Underground Utility District must be ready to receive underground service and June 15, 1985 as the date for the removal of all overhead utility facilities.

(Montezuma Community Area. District-7.)

CITY MANAGER REPORT: The El Cajon Boulevard (54th Street to 62nd Street) Underground Utility District was created by the City Council on December 4, 1979. The Resolution creating the District left the matter of the actual dates for converting services and removal of overhead facilities to be established later. The requested action will set December 3, 1984 as the Customer Ready Date which will require that, upon this date, all affected customers within the underground utility district must have their services ready to receive underground service from the new underground system. The property owners within the district were informed by SDG&E in mid-September of the tentative December 3 Customer Ready Date. The requested action

will also establish June 15, 1985, as the Pole Removal Date which will require that, upon this date, all overhead facilities within the underground utility district must be removed. The utility companies have concurred with these proposed dates.

FILE LOCATION: STRT - K-113

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-103: (R-85-643) ADOPTED AS RESOLUTION R-261873

Authorizing the allocation of \$30,500 of San Diego Gas and Electric Company PUC Case 8209 funds for the undergrounding of one street safety light and the service thereto on Pershing Drive East of Zoo Place; authorizing the expenditure in the amount not to exceed \$500 from CIP-37-028, Fund 30245, solely and exclusively for the purpose of providing funds for administering the said undergrounding project and related work.

(Balboa Park Community Area. District-8.)

CITY MANAGER REPORT: The current expansion of the Navy's Regional Medical Facility in Balboa Park includes the realignment and widening of Florida Drive, and the undergrounding of existing overhead utility lines located along Florida Drive between Pershing Drive and Zoo Place. The City requested that existing overhead services to two street lights on Pershing Drive, which are fed by the Florida Drive system, be undergrounded along with Florida Drive. The Navy responded that one of the lights could be undergrounded as part of the project, but that the second light was considered to be outside the scope of the road project and therefore could not be funded. If this last remaining street light service is not undergrounded, it will leave a 40-foot-high pole on the east side of Florida Drive with approximately 500 feet of overhead lines up the steep embankment to Pershing Drive which is nearly 100 feet above Florida Drive at this point. Rather than leave these overhead facilities in an area that will otherwise have all utilities underground, it is proposed that SDG&E be authorized to accomplish the undergrounding utilizing PUC Case 8209 Allocation Funds. Due to the excessive slope between Florida Drive and Pershing Drive, trenching up the embankment is not practical. The undergrounding will be accomplished by trenching in and along Pershing Drive, a distance of approximately 1100 feet

which accounts for the higher than normal cost for the work.

FILE LOCATION: STRT - K-136

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-104: (R-85-715) ADOPTED AS RESOLUTION R-261874

Authorizing the abandonment of the City's interest in an easement for access and waterline purposes within Lot 12, Block 5, and portion of Goldenrod Street vacated, in Sorrento lands and Townsite, Maps-362 and 483, pursuant to Section 8300 et seq. of the Streets and Highways Code.

(Located west of Sorrento Valley Road, Interstate 5 and the AT and SFRR, at the southerly end of Roselle Street.

Sorrento Valley Community Area. District-1.)

CITY MANAGER REPORT: The owners of Lot 12 in Block 5 of Sorrento Lands and Townsite have applied to the Engineering and Development Department for the abandonment of an access and water easement which encumbers the property. This parcel lies west of Interstate 5 and Sorrento Valley Road, at the southerly end of Roselle Street, in the Sorrento Valley. The City of San Diego acquired the easement without cost in 1948 to provide an access road and a waterline for the Torrey Pines Filter Plant. No use has ever been made of the easement. Other segments of the easement have previously been abandoned. The request has been reviewed by the Water Utilities, Engineering and Development, and Property Departments. There is no present or future value to the City in retaining this easement and it is recommended that the City Council adopt a Resolution of Abandonment.

WU-PR-84-187.

FILE LOCATION: DEED F-2597 DEEDFY85-1

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-105: (R-85-710) ADOPTED AS RESOLUTION R-261875

Approving the acceptance by the City Manager of that deed of Delbert E. Zachay, granting to City a drainage easement

in a portion of Lot 39 of Block 2 of Berkeley Heights, Map-1131; authorizing and empowering the Mayor and City Clerk to execute a quitclaim deed, quitclaiming to Delbert E. Zachay, all of the City's right, title and interest in the drainage easement in Lots 38 and 39 of Block 2 of Berkeley Heights, Map-1131; acceptance by the City Manager of a sewer easement in a portion of Lot 39 of Block 2 of Berkeley Heights, Map-1131.

(Located on Rex Avenue east of 52nd Street. Mid-City Community Area. District-3.)

FILE LOCATION: DEED F-2598 DEEDFY85-3

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-106: (R-85-716) ADOPTED AS RESOLUTION R-261876

Authorizing the sale of Section 35, Township 14 South, Range 3 West, SBBM to Pardee Construction Company for the amount of \$19,500; authorizing and empowering the Mayor and City Clerk to execute a grant deed, granting to Pardee Construction Company all that portion of Section 35, Township 14 South, Range 3 West, SBBM; declaring that no broker's commission shall be paid by the City of San Diego on the herein described negotiated sale; declaring that Resolution R-259970, adopted January 17, 1984, is hereby rescinded.

(Located on the north side of Mira Mesa Boulevard and west of Aderman Avenue. Mira Mesa Community Area. District-5.)

CITY MANAGER REPORT: This long, narrow remainder parcel was purchased by the City in 1982 as excess land in connection with the widening of Mira Mesa Boulevard. On January 17, 1984, the City Council, by Resolution R-259970, approved the sale of the 0.556-acre parcel to Pardee Construction Company for \$25,000. Prior to the completion of this sale, it was determined that additional street widening requirements for Mira Mesa Boulevard would reduce the original sale area to 0.393 acre. On September 7, 1984, a Property Department staff appraiser valued the revised sale area at \$19,500. This action will amend the original sale resolution to reflect the revised sale price.

FILE LOCATION: DEED F-2599 DEEDFY85-1

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed

by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-107: (R-85-669) ADOPTED AS RESOLUTION R-261877

Establishing a parking time limit of two hours between the hours of 8:00 a.m. and 6:00 p.m., Saturdays, Sundays and holidays excepted, on the west side of Cass Street between Beryl Street and Law Street; authorizing the installation of the necessary signs and markings; declaring that the hereinabove imposed regulations shall become effective upon the installation of such signs.

(Pacific Beach Community Area. District-6.)

CITY MANAGER REPORT: The proposed zone was requested by the owners of 75 percent of the affected property frontage. Recent parking surveys determined the average occupancy and the average stay per car to be 105 percent and 1.95 hours, respectively. Although this does not meet the Council-approved requirements for establishing a two-hour parking time limit zone, the duration motorists park is expected to increase from continued growth in commercial developments in the area. For this reason, staff recommends establishing a two-hour time limit zone as requested. In addition, this proposal has the support of the area Councilmember.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY MCCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-108: (R-85-724) ADOPTED AS RESOLUTION R-261878

Authorizing and empowering the City Manager to continue, on a monthly basis, an existing two-year permit with Daily Disposal Service to operate a transfer container storage area on a portion of Lot 78 of Rancho Mission Referees Partition.

(Serra Mesa Community Area. District-5.)

CITY MANAGER REPORT: Daily Disposal Service has been operating a transfer container storage yard on this Kearny Mesa site since 1980 under permits issued by the City. The current agreement was authorized by City Council Resolution R-257450 on November 8, 1982 and is due to expire on November 30, 1984. The

City is now working on a street closing action involving the paper street abutting this site. Upon completion of that action early in 1985, we plan to market the entire parcel, including the street closing, via a Request for Proposals. Rather than enter into a new agreement with an unknown term, the Manager is requesting authorization to continue the present permit on a monthly basis at a monthly rent of \$263, an increase of \$13 a month, based on the increase in the Consumer Price Index since July 1982.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-109: (R-85-722) ADOPTED AS RESOLUTION R-261879

Authorizing the execution of an agreement with Mattson-Beaudin Engineering, Inc. to provide professional services for the construction of a second exit from the Police and Fire Communications Area in the Sub-Basement of the City Operations Building; authorizing the City Auditor and Comptroller to transfer an amount not to exceed \$34,000 from Capital Outlay Fund 30245, CIP-37-002, Annual Allocation - Energy Conservation Improvements to CIP-37-411, City Operations Building - Communications Area Second Exit; authorizing the expenditure in the amount not to exceed \$34,000 from Capital Outlay Fund 30245, CIP-37-411, City Operations Building - Communications Area Second Exit, to provide funds for the above project.
(Centre City Community Area. District-8.)

CITY MANAGER REPORT: This proposed agreement with Mattson-Beaudin Engineering, Inc. will provide the professional services required to construct a second exit from the Police and Fire Communications Area in the Sub-Basement of the City Operations Building. A second exit is required to comply with current Fire Codes, and will provide a greater margin of safety in the event of evacuation from this area. Also included in this project is a back-up air handling system and an exhaust system. The present air conditioning system has one fan-coil unit servicing all of the communication spaces. Ventilation and cooling is required to offset the heat produced by the communication equipment, people, and lights. The second air handling system is needed to assure continued operation of the

Communication Center, should the primary system malfunction, and for use during maintenance of the primary system. The selection of this consultant was made in accordance with Council Policy 300-7 and has been reviewed by Contract Compliance and the Personnel Department.

FILE LOCATION: MEET CONTFY85-1

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

* ITEM-110: (R-85-574) ADOPTED AS RESOLUTION R-261880

Approving Change Order No. 3, dated August 3, 1984, issued in connection with the contract between the City of San Diego and Metro-Young Construction Company, for the Point Loma Hydroelectric Generator Facility construction; approving the changes amounting to a net increase in the contract price of \$32,638.79; authorizing the expenditure of not to exceed \$32,638.79 from Sewer Revenue Fund 41056, CIP-46-074, solely and exclusively for the purpose of executing Change Order No. 3.

(Point Loma Community Area. District-2.)

CITY MANAGER REPORT: The Hydroelectric Generating Facility is located at the outlet works of the Point Loma Wastewater Treatment Plant. The facility will generate electric power (1,350 kilowatts), by utilizing the discharge flow as it drops from the treatment plant to the outfall. The electricity will be sold to San Diego Gas and Electric Company, providing annual revenues to the City of San Diego. The Council has previously awarded the Hydroelectric Power Plant Equipment and construction contracts by Resolution R-257176 dated September 20, 1982 and Resolution R-258813 dated June 5, 1983, respectively. The original design of the ventilation system neglected to provide adequate clearance between a new 18-inch vent pipe and a vault hatch cover for an existing 54-inch butterfly valve. The vent pipe had to be realigned to allow the vault hatch cover to be opened. The realignment included the removal of an existing vent pipe, the addition and/or modification of fittings, supports and thrust blocks, and the relocation of a shed.

WU-U-84-173.

FILE LOCATION: CONT - Metro-Young Construction Company

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY McCOLL TO ADOPT. Second by Martinez. Passed

by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-200: (R-85-559) ADOPTED AS RESOLUTION R-261881

(Continued from the meeting of October 8, 1984 at Council Member Martinez's request.)

Amending the last sentence of Section 12, subsection (b) of the Declaration of Restrictions applicable to South San Diego Industrial Park Unit No. 1 as follows: "Any proposed ground-mounted identification signs or logos shall be submitted in detail to the Committee for review. The Committee shall have the absolute discretion to approve or disapprove any such ground-mounted identification signs or logos. Approval of any such proposed sign or logo must be obtained from the Committee prior to applying for building permits."

(San Ysidro Community Area. District-8.)

CITY MANAGER REPORT: Recent trends of the developments within industrial parks indicate that the City's conditions are overly restrictive with regards to ground-mounted signs or logos at the South San Diego Industrial Park. The proposed change will permit such signs or logos, but require the City Manager to approve the improvements within the park. The Planning Department concurs with this change.

FILE LOCATION: SUBD - South San Diego Industrial Park Unit No. 1

COUNCIL ACTION: (Tape location: A097-111.)

MOTION BY MARTINEZ TO ADOPT STAFF RECOMMENDATIONS AND REFER TO THE PUBLIC FACILITIES AND RECREATION COMMITTEE FOR REVIEW THE THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) OF THE TOTAL SOUTH SAN DIEGO INDUSTRIAL PARK IN CONJUNCTION WITH THE THOMAS MOORE LEASE PRESENTLY BEFORE COMMITTEE. Second by Murphy.

Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-201:

Three actions relative to the San Diego Police Department Heavy Vehicle Maintenance Facility:
(See City Manager Report CMR-84-428. Centre City Community Area. District-8.)

Subitem-A: (O-85-72 Rev. 3) INTRODUCED, TO BE ADOPTED
NOVEMBER 19, 1984

Introduction of an Ordinance, pursuant to City Charter
Section 99, authorizing a lease agreement (San Diego Police
Department Heavy Vehicle Maintenance Facility) with
Rauscher Pierce Refsnes Leasing, Inc., a trust agreement
with Bank of America National Trust and Savings
Association, and a fee schedule for trust services relating
to the issuance of Certificates of Participation in an
aggregate principal amount not to exceed \$5,220,000 for a
term not to exceed 30 years; rescinding Ordinance O-16200
adopted May 7, 1984.
(Six votes required)

Subitem-B: (R-85-731) ADOPTED AS RESOLUTION R-261882

Accepting a letter offer from Stone & Youngberg, dated
September 19, 1984, pursuant to which the minimum
contingent fee per sale of Certificates of Participation is
reduced from \$25,000 to \$10,000.

Subitem-C: (R-85-732 Rev. 3) ADOPTED AS RESOLUTION
R-261883

Adoption of a Resolution approving the preliminary official
statement and purchase agreement, and authorizing and
directing certain actions with respect thereto.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A112-328.)

MOTION BY STRUIKSMA TO ADOPT STAFF RECOMMENDATION BUT DIRECT
STAFF THAT ANY NEGOTIATIONS BEYOND A 12-15 YEAR TIME FRAME IS TO
BE BROUGHT BACK TO COUNCIL FOR REVIEW. Second by Martinez.

Passed by the following vote: Mitchell-yea, Cleator-yea,
McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea,
Martinez-yea, Mayor Hedgecock-yea.

19841105

ITEM-202: (R-85-884 Rev.) ADOPTED AS RESOLUTION R-261884

(Trailed from the meeting of October 9, 1984; continued
from the meetings of October 15, 1984 and October 23, 1984;
last continued at Council Member Jones' request.)

The matter of a conceptual plan for the redevelopment of
Horton Plaza Park.

(See City Manager Report CMR-84-380; Committee Consultant
Analysis PFR-84-38; Report from CCDC dated 9/19/84; package
from Historical Site Board dated 9/13/84; Memorandum from

Assistant Planning Director to PF&R dated 9/14/84 and Planning Department Report PDR-84-355; Letter from Katharine Rosenberry to Council Member Dick Murphy dated 5/4/84; and Letter from Ken Erhardt to PF&R dated 7/16/84. Center City Community Area. District-8)

COMMITTEE ACTION: Heard by PF&R on 9/19/84. Forwarded to full Council without recommendation. Districts 1, 2 and 4 voted yea. Districts 3 and 7 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A582-B250.)

MOTION BY MITCHELL TO ADOPT RECOMMENDED PLAN OF THE HISTORIC SITE BOARD AND THE "SAVE OUR HERITAGE ORGANIZATION" (SOHO) WITH THE CONDITIONS THAT THE DOUBLE RING OF TREES BE REMOVED AND THAT THE BRICKWORK NOT BE DELAYED BUT BE DONE AT THE SAME TIME AS THE RESTORATION WORK. Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-nay, Martinez-nay, Mayor Hedgecock-yea.

* ITEM-S400: (R-85-781) ADOPTED AS RESOLUTION R-261885

Approving the Arts Plan Work Program set forth in the attachment to Intergovernmental Relations Department Report IRD-84-50, pursuant to the affirmative recommendation of the Rules Committee, after deliberating the matter of the meeting of 10/22/84.

(See Intergovernmental Relations Department Report IRD-84-59.)

COMMITTEE ACTION: Reviewed by RULES on 10/22/84. Recommendation to adopt the Resolution. Districts 6,7,8, and Mayor voted yea. District 5 not present.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A087-096.)

CONSENT MOTION BY MCCOLL TO ADOPT. Second by Martinez. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S401: (R-85-800) ADOPTED AS RESOLUTION R-261886

Establishing Council Policy to allocate funds for the extension of the San Diego Trolley.

(See City Manager Report CMR-84-442 and Memorandum from the Mayor to Rules dated 10/4/84.)

COMMITTEE ACTION: Reviewed by RULES on 10/8/84.

Recommendation to adopt the Resolution. Districts 6, 7, 8 and Mayor voted yea. District 5 voted nay.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A329-545.)

MOTION BY MARTINEZ TO ADOPT. Second by Jones. Passed by the following vote: Mitchell-yea, Cleator-nay, McColl-yea, Jones-yea, Struiksma-nay, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-S402: CONTINUED TO NOVEMBER 13, 1984

(Continued from the meeting of October 29, 1984 at Local 127's request.)

A report from the City Manager on a complaint by Local 127 regarding a violation of Council Policy 300-6.

(See City Manager Report CMR-84-434.)

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A065-075.)

MOTION BY MARTINEZ TO CONTINUE TO NOVEMBER 13, 1984 AT THE REQUEST OF LOCAL 127. Second by Murphy. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

19841105

ITEM-S403

Two actions relative to the Horton Grand Saddlery Hotel Development Project:

(Marina Redevelopment Project. Centre City Community Area. District-8.)

Subitem-A: (O-85-80) INTRODUCED, TO BE ADOPTED NOVEMBER 19, 1984

Introduction of an Ordinance pursuant, to Section 99 of the City Charter, authorizing a loan agreement (Horton Grand Saddlery Hotel) with Bank of America National Trust and Savings Association, an indenture of trust with Security Pacific National Bank, a program agreement with Horton Grand Saddlery Hotel, Bank of America National Trust and Savings Association and Security Pacific National Bank, an official statement and a purchase contract relating to the issuance of Industrial Development Revenue Bonds of the City of San Diego in an aggregate principal amount of not to exceed \$8,100,000 for a term not exceeding 30 years.

NOTE: Six votes required.

Subitem-B: (R-85-810) ADOPTED AS RESOLUTION R-261887

Adoption of a Resolution authorizing the execution of an agreement with Jones Hall Hill and White for the provision of bond counsel services in connection with the Horton

Grand Saddlery Hotel Marks Historical Rehabilitation Bonds.

CITY MANAGER REPORT: Adoption of this Ordinance and Resolution is the final action required by the City Council to authorize a Marks Historical Rehabilitation bond issue of up to \$9,000,000 for Horton Grand Saddlery Hotel, the developer. The bond issue will finance the construction of two hotels which includes the re-use of historic fabric salvaged from the Horton Grand and Kahle Saddlery Hotels. After consideration of City staff evaluation reports, the City Council adopted Inducement Resolution R-255547 on December 15, 1981, R-259802 on December 12, 1983 and R-260644 on May 7, 1984.

Bonds: The bonds will be underwritten by Paine Webber with proceeds loaned to Bank of America under the Loan Agreement and subsequently loaned to the developer for the construction of the project. The interest cost to the developer is projected at 11.5 percent over a thirty-year period. The payment of principal and interest on the bonds will be made by Bank of America through the Loan Agreement representing a general obligation of the bank. The indenture specifies that "neither the faith and credit nor the taxing power of the City of San Diego is pledged to the payment of the principle, or premium, or interest on the bonds."

Documentation: Documentation includes a Loan Agreement between the City and Bank of America and an Indenture of Trust Agreement between the City and Security Pacific National Bank. Jones Hall Hill and White have agreed to provide bond counsel services for the proposed transaction.

Economic Feasibility: The Centre City Development Corporation has evaluated the project including the financing requirements under UDAG and has concluded that the Horton Grand Saddlery Hotel development project is economically feasible.

FILE LOCATION: MEET CONTFY85-1

COUNCIL ACTION: (Tape location: A546-581.)

MOTION BY MARTINEZ TO INTRODUCE SUBITEM A AND ADOPT SUBITEM B.

Second by Gotch. Passed by the following vote: Mitchell-yea, Cleator-yea, McColl-yea, Jones-yea, Struiksmayea, Gotch-yea, Murphy-yea, Martinez-yea, Mayor Hedgecock-yea.

ITEM-UC-1: (R-85-1222) ADOPTED AS RESOLUTION R-261888

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Excusing Council Members Murphy and Cleator from the City
Council meetings of November 13, 19 and 20, 1984, and the
Public Facilities and Recreation Committee meeting of
November 21, 1984, for the purpose of City business and
vacation.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: B251-253.)

MOTION BY MURPHY TO ADOPT. Second by Martinez. Passed by the
following vote: Mitchell-yea, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea,
Mayor Hedgecock-yea.

ITEM-UC-2: (R-85-821) ADOPTED AS RESOLUTION R-261889

A Resolution presented to the City Council with UNANIMOUS
CONSENT:

Authorizing the City Manager to apply to the California
Debt Limit Allocation Committee for transfer of
\$111,000,000 of the State's 1984 private activity bond
allocation to the City of San Diego to support possible
industrial development bond issues for the San Diego Gas
and Electric Company.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: B254-342; C100-289.)

MOTION BY STRUIKSMA TO ADOPT. Second by Martinez. Passed by
the following vote: Mitchell-yea, Cleator-yea, McColl-yea,
Jones-yea, Struiksma-yea, Gotch-yea, Murphy-yea, Martinez-yea,
Mayor Hedgecock-yea.

ADJOURNMENT:

The meeting was adjourned by Mayor Hedgecock at 4:02 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: C290.)